

ASSEMBLY BILL

No. 2257

Introduced by Assembly Member Nava

February 18, 2010

An act to amend Section 10131 of the Business and Professions Code, relating to real estate brokers.

LEGISLATIVE COUNSEL'S DIGEST

AB 2257, as introduced, Nava. Real estate brokers.

Existing law, the Real Estate Law, provides for the licensing and regulation by the Real Estate Commissioner of real estate licensees, including real estate brokers, as defined.

This bill would make a nonsubstantive change to these provisions.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 10131 of the Business and Professions
2 Code is amended to read:
3 10131. A real estate broker within the meaning of this part is
4 a person who, for a compensation or in expectation of a
5 compensation, regardless of the form or time of payment, does or
6 negotiates to do one or more of the following acts for another or
7 others:
8 (a) Sells or offers to sell, buys or offers to buy, solicits *a*
9 prospective ~~sellers or purchasers~~ *seller or purchaser* of, solicits or
10 obtains listings of, or negotiates the purchase, sale or exchange of
11 real property or a business opportunity.

1 (b) Leases or rents or offers to lease or rent, or places for rent,
2 or solicits listings of places for rent, or solicits for prospective
3 tenants, or negotiates the sale, purchase or exchanges of leases on
4 real property, or on a business opportunity, or collects rents from
5 real property, or improvements thereon, or from business
6 opportunities.

7 (c) Assists or offers to assist in filing an application for the
8 purchase or lease of, or in locating or entering upon, lands owned
9 by the state or federal government.

10 (d) Solicits borrowers or lenders for or negotiates loans or
11 collects payments or performs services for borrowers or lenders
12 or note owners in connection with loans secured directly or
13 collaterally by liens on real property or on a business opportunity.

14 (e) Sells or offers to sell, buys or offers to buy, or exchanges or
15 offers to exchange a real property sales contract, or a promissory
16 note secured directly or collaterally by a lien on real property or
17 on a business opportunity, and performs services for the holders
18 thereof.